HOUSING MARKET INFORMATION

# HOUSING NOW
## Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2011

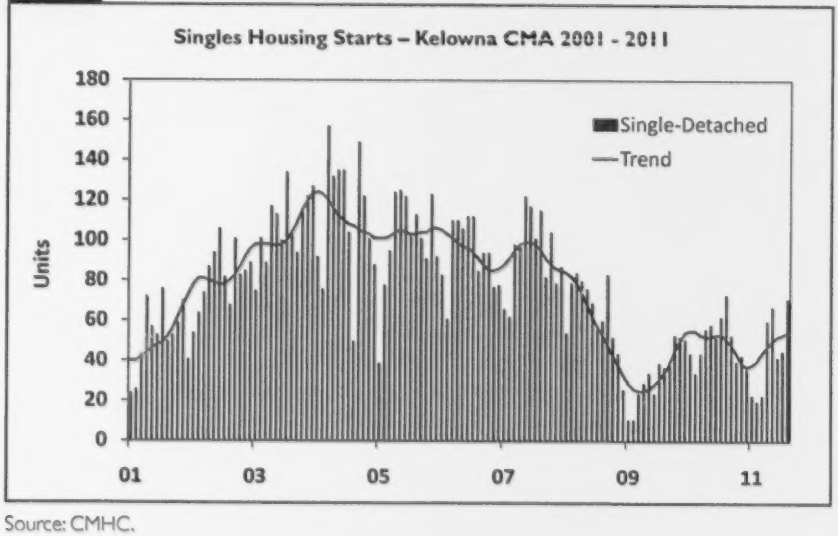
## August New Home Construction

Kelowna area housing starts totalled 82 homes in August 2011 compared to 94 homes the same month a year ago.

Detached home construction matched levels recorded in August 2010. Demand has shifted away from higher priced detached homes. Lower lot prices and other construction costs have enabled builders to better meet the needs of value conscious buyers.

Builders of multi-family housing continue to focus on smaller home owner attached housing projects including semi-detached units and townhouses. As in the detached home sector, builders are targeting buyers seeking moderately priced homes rather than those priced at higher levels.

Figure 1




Source: CMHC.

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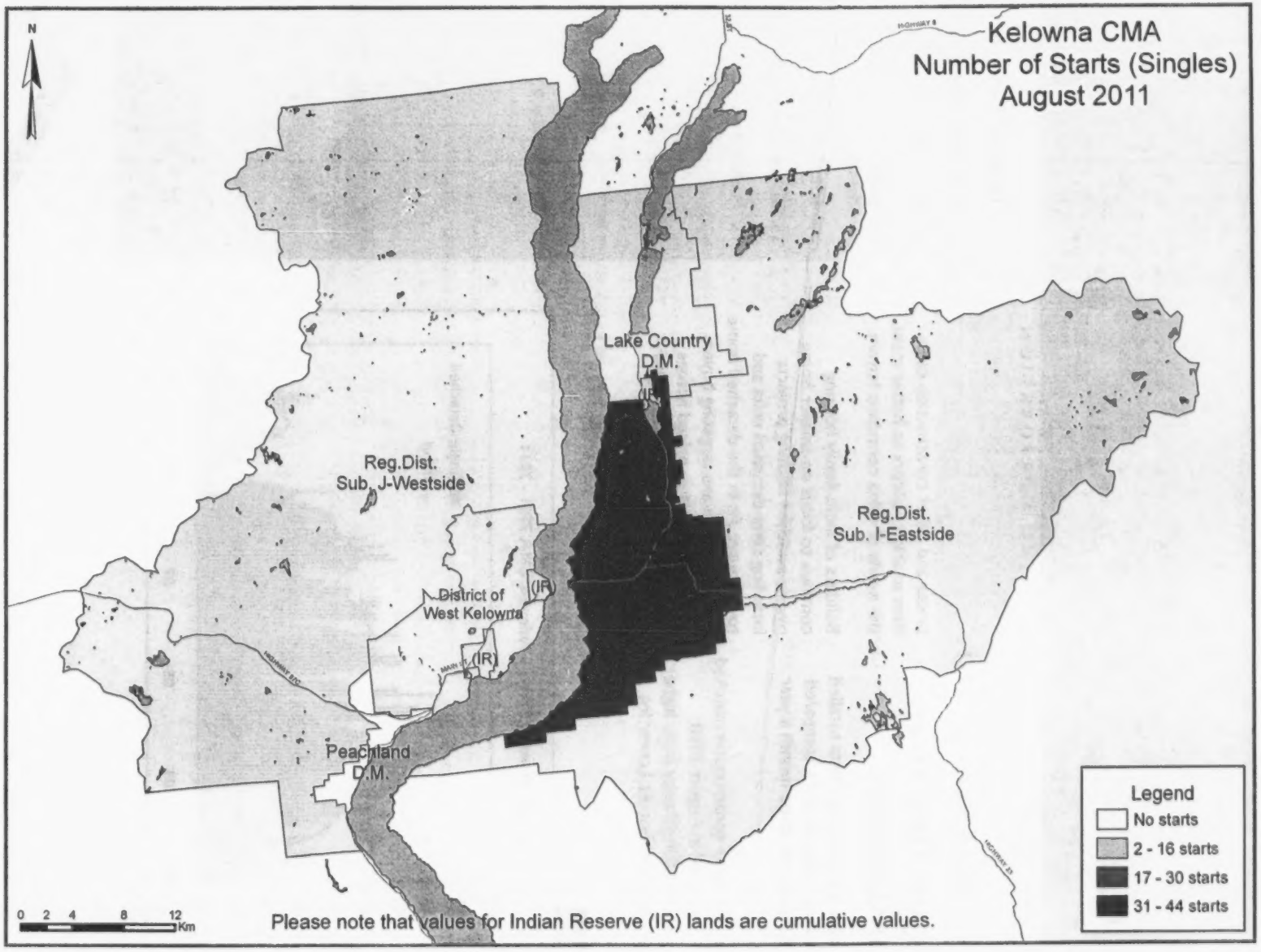
Kelowna CMA
Number of Starts (Singles)
August 2011
N
Lake Country
D.M.
(IR)
Reg.Dist.
Sub. J-Westside
Reg.Dist.
Sub. I-Eastside
District of
West Kelowna
(IR)
(IR)
Peachland
D.M.
Legend
No starts
2 - 16 starts
17 - 30 starts
31 - 44 starts
0 2 4 8 12
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

# HOUSING NOW REPORT TABLES

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| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| – | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

**Table 1: Housing Activity Summary of Kelowna CMA**
**August 2011**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| August 2011 | 67 | 0 | 0 | 0 | 8 | 0 | 4 | 3 | 82 |
| August 2010 | 72 | 10 | 0 | 0 | 11 | 0 | 1 | 0 | 94 |
| % Change | -6.9 | -100.0 | n/a | n/a | -27.3 | n/a | ** | n/a | -12.8 |
| Year-to-date 2011 | 329 | 43 | 0 | 0 | 48 | 96 | 44 | 102 | 662 |
| Year-to-date 2010 | 395 | 30 | 0 | 10 | 53 | 9 | 18 | 182 | 697 |
| % Change | -16.7 | 43.3 | n/a | -100.0 | -9.4 | ** | 144.4 | -44.0 | -5.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| August 2011 | 426 | 63 | 6 | 0 | 109 | 399 | 42 | 193 | 1,238 |
| August 2010 | 458 | 28 | 0 | 10 | 111 | 239 | 21 | 253 | 1,120 |
| % Change | -7.0 | 125.0 | n/a | -100.0 | -1.8 | 66.9 | 100.0 | -23.7 | 10.5 |
| **COMPLETIONS** | | | | | | | | | |
| August 2011 | 51 | 2 | 0 | 0 | 33 | 3 | 1 | 6 | 96 |
| August 2010 | 97 | 4 | 0 | 1 | 16 | 0 | 4 | 0 | 122 |
| % Change | -47.4 | -50.0 | n/a | -100.0 | 106.3 | n/a | -75.0 | n/a | -21.3 |
| Year-to-date 2011 | 349 | 26 | 0 | 2 | 64 | 6 | 24 | 179 | 650 |
| Year-to-date 2010 | 383 | 20 | 0 | 10 | 121 | 481 | 17 | 30 | 1,062 |
| % Change | -8.9 | 30.0 | n/a | -80.0 | -47.1 | -98.8 | 41.2 | ** | -38.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| August 2011 | 109 | 16 | 0 | 5 | 88 | 272 | 6 | 0 | 496 |
| August 2010 | 99 | 4 | 0 | 5 | 79 | 360 | 1 | 30 | 578 |
| % Change | 10.1 | ** | n/a | 0.0 | 11.4 | -24.4 | ** | -100.0 | -14.2 |
| **ABSORBED** | | | | | | | | | |
| August 2011 | 49 | 3 | 0 | 0 | 23 | 15 | 1 | 25 | 116 |
| August 2010 | 85 | 2 | 0 | 2 | 16 | 2 | 3 | 0 | 110 |
| % Change | -42.4 | 50.0 | n/a | -100.0 | 43.8 | ** | -66.7 | n/a | 5.5 |
| Year-to-date 2011 | 362 | 21 | 0 | 3 | 75 | 142 | 12 | 98 | 713 |
| Year-to-date 2010 | 394 | 18 | 0 | 12 | 113 | 402 | 16 | 0 | 955 |
| % Change | -8.1 | 16.7 | n/a | -75.0 | -33.6 | -64.7 | -25.0 | n/a | -25.3 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Kelowna City** | | | | | | | | | |
| August 2011 | 40 | 0 | 0 | 0 | 8 | 0 | 4 | 2 | 54 |
| August 2010 | 40 | 0 | 0 | 0 | 11 | 0 | 1 | 0 | 52 |
| **Lake Country D.M.** | | | | | | | | | |
| August 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 |
| August 2010 | 13 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **District of West Kelowna** | | | | | | | | | |
| August 2011 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peachland D.M.** | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Reg. Dist. Sub. J - Westside** | | | | | | | | | |
| August 2011 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| August 2010 | 16 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| **Reg. Dist. Sub. I - Eastside** | | | | | | | | | |
| August 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| August 2010 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Indian Reserves** | | | | | | | | | |
| August 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Kelowna CMA** | | | | | | | | | |
| August 2011 | 67 | 0 | 0 | 0 | 8 | 0 | 4 | 3 | 82 |
| August 2010 | 72 | 10 | 0 | 0 | 11 | 0 | 1 | 0 | 94 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Kelowna City** | | | | | | | | | |
| August 2011 | 207 | 23 | 6 | 0 | 73 | 317 | 40 | 186 | 852 |
| August 2010 | 226 | 14 | 0 | 10 | 73 | 193 | 21 | 182 | 719 |
| **Lake Country D.M.** | | | | | | | | | |
| August 2011 | 68 | 14 | 0 | 0 | 4 | 0 | 0 | 7 | 93 |
| August 2010 | 80 | 6 | 0 | 0 | 0 | 0 | 0 | 71 | 157 |
| **District of West Kelowna** | | | | | | | | | |
| August 2011 | 79 | 2 | 0 | 0 | 11 | 0 | 0 | 0 | 92 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peachland D.M.** | | | | | | | | | |
| August 2011 | 14 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 15 |
| August 2010 | 17 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 37 |
| **Reg. Dist. Sub. J - Westside** | | | | | | | | | |
| August 2011 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| August 2010 | 119 | 4 | 0 | 0 | 14 | 46 | 0 | 0 | 183 |
| **Reg. Dist. Sub. I - Eastside** | | | | | | | | | |
| August 2011 | 10 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 17 |
| August 2010 | 16 | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 24 |
| **Indian Reserves** | | | | | | | | | |
| August 2011 | 29 | 18 | 0 | 0 | 21 | 82 | 0 | 0 | 150 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Kelowna CMA** | | | | | | | | | |
| August 2011 | 426 | 63 | 6 | 0 | 109 | 399 | 42 | 193 | 1,238 |
| August 2010 | 458 | 28 | 0 | 10 | 111 | 239 | 21 | 253 | 1,120 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## August 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Kelowna City** | | | | | | | | | |
| August 2011 | 19 | 0 | 0 | 0 | 27 | 0 | 1 | 1 | 48 |
| August 2010 | 42 | 4 | 0 | 0 | 12 | 0 | 4 | 0 | 62 |
| **Lake Country D.M.** | | | | | | | | | |
| August 2011 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 17 |
| August 2010 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **District of West Kelowna** | | | | | | | | | |
| August 2011 | 13 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 16 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Peachland D.M.** | | | | | | | | | |
| August 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| August 2010 | 1 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 4 |
| **Reg. Dist. Sub. J - Westside** | | | | | | | | | |
| August 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| August 2010 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| **Reg. Dist. Sub. I - Eastside** | | | | | | | | | |
| August 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| August 2010 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 |
| **Indian Reserves** | | | | | | | | | |
| August 2011 | 0 | 2 | 0 | 0 | 6 | 0 | 0 | 0 | 8 |
| August 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Kelowna CMA** | | | | | | | | | |
| August 2011 | 51 | 2 | 0 | 0 | 33 | 3 | 1 | 6 | 96 |
| August 2010 | 97 | 4 | 0 | 1 | 16 | 0 | 4 | 0 | 122 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | % Change |
| Black Mountain | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 7 | -14.3 |
| Dilworth Mountain | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Ellison/Joe Rich | 2 | 2 | 0 | 4 | 0 | 0 | 0 | 0 | 2 | 6 | -66.7 |
| Glenrosa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Glenmore | 6 | 4 | 0 | 0 | 8 | 4 | 0 | 0 | 14 | 8 | 75.0 |
| Kelowna Core Area | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Lake Country | 6 | 13 | 0 | 4 | 0 | 0 | 1 | 0 | 7 | 17 | -58.8 |
| Lakeview Heights | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| Lower Mission | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 10 | -80.0 |
| North Glenmore | 5 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 6 | 2 | 200.0 |
| Peachland | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Rutland | 2 | 4 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 4 | -25.0 |
| Southeast Kelowna | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Shannon Lake | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Upper Mission | 16 | 13 | 0 | 0 | 0 | 7 | 0 | 0 | 16 | 20 | -20.0 |
| Westbank | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| West Kelowna | 3 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| Westside | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | 40.0 |
| Indian Reserves | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| **Kelowna CMA** | 71 | 73 | 0 | 10 | 8 | 11 | 3 | 0 | 82 | 94 | -12.8 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Black Mountain | 21 | 46 | 4 | 2 | 0 | 4 | 0 | 0 | 25 | 52 | -51.9 |
| Dilworth Mountain | 3 | 7 | 12 | 18 | 0 | 0 | 30 | 0 | 45 | 25 | 80.0 |
| Ellison/Joe Rich | 10 | 9 | 4 | 8 | 0 | 0 | 0 | 0 | 14 | 17 | -17.6 |
| Glenrosa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Glenmore | 32 | 28 | 0 | 0 | 21 | 4 | 1 | 71 | 54 | 103 | -47.6 |
| Kelowna Core Area | 27 | 6 | 3 | 4 | 16 | 0 | 98 | 120 | 144 | 130 | 10.8 |
| Lake Country | 51 | 69 | 8 | 6 | 10 | 0 | 14 | 0 | 83 | 75 | 10.7 |
| Lakeview Heights | 16 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 22 | -27.3 |
| Lower Mission | 14 | 23 | 0 | 0 | 0 | 6 | 0 | 0 | 14 | 29 | -51.7 |
| North Glenmore | 17 | 28 | 0 | 0 | 0 | 0 | 3 | 0 | 20 | 28 | -28.6 |
| Peachland | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| Rutland | 13 | 19 | 2 | 6 | 12 | 14 | 51 | 0 | 78 | 39 | 100.0 |
| Southeast Kelowna | 11 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 14 | -21.4 |
| Shannon Lake | 17 | 38 | 2 | 0 | 0 | 0 | 0 | 0 | 19 | 38 | -50.0 |
| Upper Mission | 55 | 83 | 0 | 0 | 0 | 7 | 1 | 0 | 56 | 90 | -37.8 |
| Westbank | 2 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 7 | -71.4 |
| West Kelowna | 18 | 16 | 0 | 2 | 3 | 0 | 0 | 0 | 21 | 18 | 16.7 |
| Westside | 11 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 5 | 120.0 |
| Indian Reserves | 28 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 44 | 0 | n/a |
| **Kelowna CMA** | 351 | 423 | 51 | 48 | 62 | 35 | 198 | 191 | 662 | 697 | -5.0 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | Aug 2011 | Aug 2010 | % Change |
| Black Mountain | 4 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 4 | 10 | -60.0 |
| Dilworth Mountain | 1 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Ellison/Joe Rich | 3 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Glenrosa | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Glenmore | 6 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 12 | 3 | ** |
| Kelowna Core Area | 0 | 0 | 0 | 0 | 12 | 4 | 0 | 0 | 12 | 4 | 200.0 |
| Lake Country | 12 | 17 | 0 | 0 | 0 | 0 | 5 | 0 | 17 | 17 | 0.0 |
| Lakeview Heights | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 6 | -50.0 |
| Lower Mission | 1 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 1 | 6 | -83.3 |
| North Glenmore | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | -100.0 |
| Peachland | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| Rutland | 0 | 7 | 0 | 0 | 7 | 0 | 0 | 0 | 7 | 7 | 0.0 |
| Southeast Kelowna | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| Shannon Lake | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 | 0.0 |
| Upper Mission | 6 | 19 | 2 | 0 | 0 | 0 | 1 | 0 | 9 | 19 | -52.6 |
| Westbank | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 6 | 1 | ** |
| West Kelowna | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | -83.3 |
| Westside | 4 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 18 | -77.8 |
| Indian Reserves | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 8 | 0 | n/a |
| **Kelowna CMA** | 52 | 102 | 4 | 10 | 31 | 10 | 9 | 0 | 96 | 122 | -21.3 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - August 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Black Mountain | 35 | 37 | 4 | 10 | 4 | 4 | 0 | 0 | 43 | 51 | -15.7 |
| Dilworth Mountain | 6 | 7 | 8 | 24 | 0 | 0 | 0 | 30 | 14 | 61 | -77.0 |
| Ellison/Joe Rich | 12 | 9 | 6 | 12 | 0 | 0 | 0 | 0 | 18 | 21 | -14.3 |
| Glenrosa | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | -100.0 |
| Glenmore | 30 | 11 | 0 | 0 | 6 | 0 | 0 | 0 | 36 | 11 | ** |
| Kelowna Core Area | 11 | 12 | 0 | 2 | 12 | 17 | 173 | 406 | 196 | 437 | -55.1 |
| Lake Country | 50 | 72 | 12 | 8 | 6 | 12 | 7 | 15 | 75 | 107 | -29.9 |
| Lakeview Heights | 19 | 18 | 0 | 2 | 0 | 0 | 0 | 0 | 19 | 20 | -5.0 |
| Lower Mission | 21 | 5 | 0 | 4 | 6 | 6 | 0 | 60 | 27 | 75 | -64.0 |
| North Glenmore | 17 | 30 | 0 | 2 | 0 | 0 | 1 | 0 | 18 | 32 | -43.8 |
| Peachland | 6 | 12 | 0 | 2 | 0 | 0 | 0 | 0 | 6 | 14 | -57.1 |
| Rutland | 9 | 22 | 2 | 2 | 14 | 0 | 0 | 0 | 25 | 24 | 4.2 |
| Southeast Kelowna | 6 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 26 | -76.9 |
| Shannon Lake | 20 | 23 | 0 | 0 | 0 | 8 | 0 | 0 | 20 | 31 | -35.5 |
| Upper Mission | 60 | 75 | 2 | 0 | 0 | 24 | 1 | 0 | 63 | 99 | -36.4 |
| Westbank | 7 | 7 | 0 | 2 | 0 | 0 | 3 | 0 | 10 | 9 | 11.1 |
| West Kelowna | 17 | 21 | 2 | 0 | 0 | 0 | 0 | 0 | 19 | 21 | -9.5 |
| Westside | 15 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 18 | -16.7 |
| Indian Reserves | 22 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 40 | 0 | n/a |
| **Kelowna CMA** | 363 | 410 | 48 | 70 | 54 | 71 | 185 | 511 | 650 | 1,062 | -38.8 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### August 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Black Mountain** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 40.0 | 0 | 0.0 | 3 | 60.0 | 0 | 0.0 | 5 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 2 | 33.3 | 2 | 33.3 | 6 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 10 | 31.3 | 8 | 25.0 | 12 | 37.5 | 2 | 6.3 | 32 | 588,330 | 585,854 |
| Year-to-date 2010 | 0 | 0.0 | 4 | 12.1 | 10 | 30.3 | 14 | 42.4 | 5 | 15.2 | 33 | 628,950 | 631,143 |
| **Dilworth Mountain** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 2 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 5 | 71.4 | 1 | 14.3 | 7 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| **Ellison/Joe Rich** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 2 | 16.7 | 6 | 50.0 | 2 | 16.7 | 2 | 16.7 | 0 | 0.0 | 12 | 456,450 | 490,171 |
| Year-to-date 2010 | 0 | 0.0 | 1 | 12.5 | 4 | 50.0 | 1 | 12.5 | 2 | 25.0 | 8 | -- | -- |
| **Glenrosa** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| **Glenmore** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 1 | 14.3 | 0 | 0.0 | 4 | 57.1 | 2 | 28.6 | 7 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 1 | 3.1 | 4 | 12.5 | 10 | 31.3 | 17 | 53.1 | 32 | 764,450 | 1,188,720 |
| Year-to-date 2010 | 0 | 0.0 | 2 | 15.4 | 0 | 0.0 | 3 | 23.1 | 8 | 61.5 | 13 | 799,900 | 969,966 |
| **Kelowna Core Area** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 3 | 33.3 | 2 | 22.2 | 1 | 11.1 | 3 | 33.3 | 9 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 2 | 25.0 | 1 | 12.5 | 1 | 12.5 | 4 | 50.0 | 8 | -- | -- |
| **Lake Country** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 20.0 | 4 | 40.0 | 0 | 0.0 | 4 | 40.0 | 10 | 562,865 | 814,660 |
| August 2010 | 0 | 0.0 | 5 | 33.3 | 4 | 26.7 | 2 | 13.3 | 4 | 26.7 | 15 | 577,800 | 948,648 |
| Year-to-date 2011 | 1 | 1.9 | 23 | 43.4 | 19 | 35.8 | 4 | 7.5 | 6 | 11.3 | 53 | 502,950 | 584,279 |
| Year-to-date 2010 | 2 | 2.7 | 26 | 35.1 | 20 | 27.0 | 12 | 16.2 | 14 | 18.9 | 74 | 540,775 | 695,403 |
| **Lakeview Heights** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 3 | 42.9 | 0 | 0.0 | 4 | 57.1 | 7 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 1 | 5.3 | 2 | 10.5 | 1 | 5.3 | 15 | 78.9 | 19 | 877,293 | 997,268 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 3 | 15.0 | 2 | 10.0 | 15 | 75.0 | 20 | 907,275 | 1,192,085 |
| **Lower Mission** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 10 | 62.5 | 1 | 6.3 | 5 | 31.3 | 16 | 593,743 | 698,694 |
| Year-to-date 2010 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### August 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **North Glenmore** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | 0.0 | 3 | 42.9 | 0 | 0.0 | 1 | 14.3 | 3 | 42.9 | 7 | -- | -- |
| Year-to-date 2011 | 1 | 7.1 | 5 | 35.7 | 2 | 14.3 | 3 | 21.4 | 3 | 21.4 | 14 | 551,813 | 656,590 |
| Year-to-date 2010 | 0 | 0.0 | 11 | 36.7 | 2 | 6.7 | 6 | 20.0 | 11 | 36.7 | 30 | 671,265 | 652,577 |
| **Peachland** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 1 | 20.0 | 1 | 20.0 | 2 | 40.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 5 | 41.7 | 5 | 41.7 | 2 | 16.7 | 12 | 629,000 | 650,548 |
| **Rutland** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | 0.0 | 2 | 33.3 | 0 | 0.0 | 4 | 66.7 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2011 | 1 | 9.1 | 4 | 36.4 | 5 | 45.5 | 1 | 9.1 | 0 | 0.0 | 11 | 513,450 | 499,510 |
| Year-to-date 2010 | 1 | 5.3 | 10 | 52.6 | 3 | 15.8 | 5 | 26.3 | 0 | 0.0 | 19 | 498,645 | 511,169 |
| **Southeast Kelowna** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 1 | 5.3 | 0 | 0.0 | 2 | 10.5 | 16 | 84.2 | 19 | 934,500 | 1,001,006 |
| **Shannon Lake** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2011 | 1 | 4.3 | 10 | 43.5 | 7 | 30.4 | 2 | 8.7 | 3 | 13.0 | 23 | 520,800 | 540,627 |
| Year-to-date 2010 | 0 | 0.0 | 7 | 22.6 | 12 | 38.7 | 8 | 25.8 | 4 | 12.9 | 31 | 550,943 | 592,440 |
| **Upper Mission** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 33.3 | 0 | 0.0 | 0 | 0.0 | 4 | 66.7 | 6 | -- | -- |
| August 2010 | 0 | 0.0 | 0 | 0.0 | 4 | 26.7 | 2 | 13.3 | 9 | 60.0 | 15 | 802,393 | 827,711 |
| Year-to-date 2011 | 0 | 0.0 | 5 | 7.5 | 6 | 9.0 | 18 | 26.9 | 38 | 56.7 | 67 | 802,330 | 932,517 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 17 | 22.1 | 16 | 20.8 | 44 | 57.1 | 77 | 780,993 | 902,001 |
| **Westbank** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 4 | 66.7 | 2 | 33.3 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| **West Kelowna** | | | | | | | | | | | | | |
| August 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| August 2010 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2011 | 3 | 15.0 | 9 | 45.0 | 1 | 5.0 | 2 | 10.0 | 5 | 25.0 | 20 | 466,125 | 719,457 |
| Year-to-date 2010 | 0 | 0.0 | 10 | 55.6 | 6 | 33.3 | 1 | 5.6 | 1 | 5.6 | 18 | 490,350 | 540,903 |
| **Westside** | | | | | | | | | | | | | |
| August 2011 | 2 | 50.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 4 | -- | -- |
| August 2010 | 1 | 5.6 | 9 | 50.0 | 5 | 27.8 | 1 | 5.6 | 2 | 11.1 | 18 | 488,198 | 614,607 |
| Year-to-date 2011 | 7 | 46.7 | 2 | 13.3 | 3 | 20.0 | 0 | 0.0 | 3 | 20.0 | 15 | 433,650 | 594,986 |
| Year-to-date 2010 | 1 | 5.6 | 9 | 50.0 | 5 | 27.8 | 1 | 5.6 | 2 | 11.1 | 18 | 488,198 | 614,607 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## August 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $749,999 | | $750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Indian Reserves** | | | | | | | | | | | | | |
| August 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| August 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 17 | 89.5 | 2 | 10.5 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 19 | 340,000 | 316,409 |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Kelowna CMA** | | | | | | | | | | | | | |
| August 2011 | 2 | 4.1 | 13 | 26.5 | 9 | 18.4 | 10 | 20.4 | 15 | 30.6 | 49 | 619,000 | 734,598 |
| August 2010 | 1 | 1.1 | 20 | 23.0 | 22 | 25.3 | 17 | 19.5 | 27 | 31.0 | 87 | 614,250 | 764,544 |
| Year-to-date 2011 | 33 | 9.1 | 86 | 23.6 | 75 | 20.6 | 65 | 17.9 | 105 | 28.8 | 364 | 588,393 | 739,304 |
| Year-to-date 2010 | 4 | 1.0 | 88 | 22.2 | 91 | 23.0 | 80 | 20.2 | 133 | 33.6 | 396 | 629,250 | 771,692 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>August 2011 | | | | | | |
|---|---|---|---|---|---|---|
| Submarket | Aug 2011 | Aug 2010 | % Change | YTD 2011 | YTD 2010 | % Change |
| Black Mountain | -- | -- | n/a | 585,854 | 631,143 | -7.2 |
| Dilworth Mountain | -- | -- | n/a | -- | -- | n/a |
| Ellison/Joe Rich | -- | -- | n/a | 490,171 | -- | n/a |
| Glenrosa | -- | -- | n/a | -- | -- | n/a |
| Glenmore | -- | -- | n/a | 1,188,720 | 969,966 | 22.6 |
| Kelowna Core Area | -- | -- | n/a | -- | -- | n/a |
| Lake Country | 814,660 | 948,648 | -14.1 | 584,279 | 695,403 | -16.0 |
| Lakeview Heights | -- | -- | n/a | 997,268 | 1,192,085 | -16.3 |
| Lower Mission | -- | -- | n/a | 698,694 | -- | n/a |
| North Glenmore | -- | -- | n/a | 656,590 | 652,577 | 0.6 |
| Peachland | -- | -- | n/a | -- | 650,548 | n/a |
| Rutland | -- | -- | n/a | 499,510 | 511,169 | -2.3 |
| Southeast Kelowna | -- | -- | n/a | -- | 1,001,006 | n/a |
| Shannon Lake | -- | -- | n/a | 540,627 | 592,440 | -8.7 |
| Upper Mission | -- | 827,711 | n/a | 932,517 | 902,001 | 3.4 |
| Westbank | -- | -- | n/a | -- | -- | n/a |
| West Kelowna | -- | -- | n/a | 719,457 | 540,903 | 33.0 |
| Westside | -- | 614,607 | n/a | 594,986 | 614,607 | -3.2 |
| Indian Reserves | -- | -- | n/a | 316,409 | -- | n/a |
| **Kelowna CMA** | 734,598 | 764,544 | -3.9 | 739,304 | 771,692 | -4.2 |

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Kelowna
## August 2011

| | | Single Detached | | | | Townhouse | | | | Apartment Condo | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) | Number of Sales | Number of Active Listings | Sales-to-Active Listings Ratio | Average Price ($) |
| 2010 | January | 149 | 1,413 | 11 | 506,581 | 23 | 227 | 10 | 351,185 | 47 | 807 | 6 | 232,494 |
| | February | 154 | 1,673 | 9 | 500,523 | 25 | 308 | 8 | 272,312 | 57 | 1,005 | 6 | 257,532 |
| | March | 205 | 1,856 | 11 | 496,243 | 45 | 289 | 16 | 329,985 | 53 | 917 | 6 | 251,347 |
| | April | 237 | 2,136 | 11 | 509,338 | 42 | 309 | 14 | 341,430 | 83 | 970 | 9 | 254,459 |
| | May | 217 | 2,205 | 10 | 523,327 | 50 | 318 | 16 | 317,127 | 67 | 1,047 | 6 | 273,725 |
| | June | 212 | 2,266 | 9 | 550,819 | 33 | 309 | 11 | 369,704 | 52 | 1,063 | 5 | 234,323 |
| | July | 126 | 2,335 | 5 | 596,685 | 18 | 368 | 5 | 266,944 | 42 | 1,046 | 4 | 264,487 |
| | August | 139 | 2,304 | 6 | 534,672 | 25 | 368 | 7 | 321,328 | 75 | 1,000 | 8 | 281,945 |
| | September | | | | | | | | | | | | |
| | October | | | | | | | | | | | | |
| | November | | | | | | | | | | | | |
| | December | | | | | | | | | | | | |
| 2011 | January | 118 | 1,480 | 8 | 489,723 | 21 | 285 | 7 | 312,232 | 32 | 676 | 5 | 270,098 |
| | February | 144 | 1,673 | 9 | 460,533 | 14 | 304 | 5 | 278,136 | 51 | 744 | 7 | 280,994 |
| | March | 196 | 1,836 | 11 | 505,155 | 34 | 319 | 11 | 344,567 | 55 | 765 | 7 | 239,418 |
| | April | 172 | 1,990 | 9 | 488,629 | 27 | 323 | 8 | 345,577 | 46 | 775 | 6 | 228,638 |
| | May | 197 | 2,113 | 9 | 486,841 | 41 | 352 | 12 | 348,555 | 68 | 856 | 8 | 270,098 |
| | June | 215 | 2,225 | 10 | 473,178 | 26 | 387 | 7 | 355,644 | 47 | 883 | 5 | 303,270 |
| | July | 165 | 2,211 | 7 | 609,685 | 38 | 407 | 9 | 350,417 | 75 | 892 | 8 | 232,061 |
| | August | 158 | 2,226 | 7 | 540,771 | 22 | 390 | 6 | 357,552 | 61 | 865 | 7 | 250,205 |
| | September | | | | | | | | | | | | |
| | October | | | | | | | | | | | | |
| | November | | | | | | | | | | | | |
| | December | | | | | | | | | | | | |
| | YTD 2010 | 1,438 | 2,024 | 9 | 524,563 | 261 | 312 | 11 | 325,552 | 477 | 982 | 6 | 258,607 |
| | YTD 2011 | 1,362 | 1,969 | 9 | 505,598 | 223 | 346 | 8 | 341,956 | 437 | 807 | 7 | 257,182 |
| | % Change | -5.0 | -3.0 | 0.0 | -4.0 | -15.0 | 11.0 | -27.0 | 5.0 | -8.0 | -18.0 | 17.0 | -0.6 |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the OMREB. Townhouse and apartment data does not include Big White.

Source: Okanagan Mainline Real Estate Board (OMREB)

## Table 6: Economic Indicators
## August 2011

| | | Interest Rates | | | NHPI, Total, 2007=100 (B.C.) | CPI, 2002 =100 (B.C.) | Kelowna Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 97.3 | 112.2 | 93.1 | 8.8 | 70.4 | 809 |
| | February | 604 | 3.60 | 5.39 | 97.7 | 113.2 | 93.0 | 8.7 | 70.0 | 813 |
| | March | 631 | 3.60 | 5.85 | 98.2 | 112.6 | 94.2 | 7.5 | 69.9 | 815 |
| | April | 655 | 3.80 | 6.25 | 98.6 | 113.2 | 93.6 | 7.1 | 69.0 | 817 |
| | May | 639 | 3.70 | 5.99 | 98.8 | 113.6 | 93.4 | 7.3 | 68.9 | 822 |
| | June | 633 | 3.60 | 5.89 | 98.7 | 113.4 | 93.6 | 6.8 | 68.6 | 826 |
| | July | 627 | 3.50 | 5.79 | 97.9 | 114.6 | 94.5 | 7.2 | 69.3 | 827 |
| | August | 604 | 3.30 | 5.39 | 97.9 | 114.5 | 95.1 | 7.6 | 70.0 | 829 |
| | September | 604 | 3.30 | 5.39 | 97.6 | 114.5 | 94.1 | 8.8 | 69.9 | 830 |
| | October | 598 | 3.20 | 5.29 | 97.6 | 114.8 | 95.5 | 8.4 | 70.6 | 831 |
| | November | 607 | 3.35 | 5.44 | 97.4 | 114.9 | 95.9 | 8.1 | 70.5 | 826 |
| | December | 592 | 3.35 | 5.19 | 97.3 | 114.6 | 96.7 | 7.5 | 70.5 | 820 |
| 2011 | January | 592 | 3.35 | 5.19 | 97.3 | 114.8 | 94.7 | 7.6 | 69.0 | 823 |
| | February | 607 | 3.50 | 5.44 | 97.4 | 115.2 | 93.4 | 7.7 | 68.1 | 825 |
| | March | 601 | 3.50 | 5.34 | 97.6 | 116.1 | 93.2 | 7.8 | 67.9 | 828 |
| | April | 621 | 3.70 | 5.69 | 97.7 | 116.3 | 93.3 | 8.1 | 68.1 | 828 |
| | May | 616 | 3.70 | 5.59 | 97.9 | 117.1 | 94.8 | 8.3 | 69.3 | 829 |
| | June | 604 | 3.50 | 5.39 | 97.8 | 116.5 | 95.6 | 8.5 | 69.9 | 833 |
| | July | 604 | 3.50 | 5.39 | 97.8 | 116.6 | 96.3 | 8.2 | 70.0 | 835 |
| | August | 604 | 3.50 | 5.39 | | 116.9 | 96.5 | 7.3 | 69.5 | 838 |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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